

## **Meeting Minutes**

### **Plan & Zoning Commission Meeting**

Tuesday, July 20, 2010

Ankeny City Hall – City Council Chambers

410 W. First Street, Ankeny, Iowa

### **CALL TO ORDER**

The July 20, 2010 meeting of the Plan & Zoning Commission was called to order at 6:30 pm by Chairman T.Ripper.

### **ROLL CALL**

Members present: D.Fliger, D.Godwin, S.Lawrence, T.Ripper, L.Voigt. Absent: T.Anliker, J.Austen, S.Odson. Staff present: J.Peterson, E.Jensen, T.Kuhn.

### **AMENDMENTS TO THE AGENDA**

Motion by D.Fliger to approve the agenda as submitted. Second by S.Lawrence. All voted aye. Motion carried 5 – 0.

### **COMMUNICATIONS**

There were no communications.

### **CITIZEN'S REQUEST**

There were no requests.

### **CONSENT AGENDA ITEMS**

#### **Item #1. Minutes**

Motion to approve and accept the July 6, 2010 minutes of the Plan & Zoning Commission meeting.

#### **Item #2. 507 S Ankeny Blvd. – Van Wall Motorsports Addition Site Plan**

Motion to approve the Van Wall Motorsports Addition Site Plan at 507 S. Ankeny Blvd.

Motion by S.Lawrence to approve recommendations for Consent Agenda Items #1 - 2. Second by L.Voigt. All voted aye. Motion carried 5 – 0.

### **BUSINESS ITEMS**

#### **Item #3. Visions Invest LLC request to amend the Chimney Point PUD (Planned Unit Development)**

**Staff Report:** E.Jensen reported that the property owner, Visions Investment, LLC, is requesting an amendment to a portion of the Chimney Point PUD which when originally approved showed 15 single family detached lots, and is now proposed as 22 single family bi-attached lots. He explained that the comments and questions heard during the public hearing are all addressed in the staff report. He highlighted a few of the issues raised as follows:

*Existing Conditions* E.Jensen presented the approved 2007 Chimney Point Master PUD Plan and identified the six subareas as:

Area A – 103 Single Family Residential Lots, west of NW Boulder Ridge Lane

Area B – 13 Single Family Detached or Bi-attached Lots

Area C – 45 Single Family Detached or Bi-attached Lots, 15 acres

Area D – Townhomes, 9 acres

Area E – Commercial, 1.5 acres

Area F – Park, 6 acres

The first plat, included 57 lots, 47 in Area A, 8 in Area B and 2 in Area C, all platted as single family detached lots. E.Jensen identified on a map that out of the 57 lots that were platted within Chimney Point Plat 1, 22 of the lots have homes that are fully constructed with final certificates of occupancy issued; 2 properties have temporary certificates of occupancy issued; 5 lots have building permits issued; 3 lots have been purchased from the developer with the remaining 25 lots still owned by the developer, 14 of those are located on the south side of NW 19<sup>th</sup> Street in the area under consideration for the amendment.

**NW 18<sup>th</sup> Street** E.Jensen explained that NW 18th Street is designated as a Minor Arterial Street in the comprehensive plan; those streets can expect 5,000 to 13,000 vehicle trips per day. According to 2009 traffic counts there were 7,200 vehicle trips per day on NW 18th Street between NW State Street and NW Irvinedale Drive. NW 18th Street will eventually connect to Highway 415 as development continues to the west.

**Traffic:** E.Jensen stated that the city references the Institute of Transportation Engineers (ITE), Trip Generation manual, which identifies the average number of vehicle trips per single family detached dwelling unit on a weekday as 9.5 trips; and the average number of vehicle trips per dwelling unit for residential condominium and townhouse units as 5.8 trips. The approved 15 single family detached units will have a total of 143.55 vehicle trips per day; with the proposed 22 bi-attached units, there would be 128.92 trips per day.

**Parking** On-street parking is currently allowed on the south side of NW 19th Street. Future available space may be limited with the increase in the number of driveways, however, the proposed PUD amendment does require a garage and will allow for parking in the driveway. E.Jensen explained that the City does have the ability to change the side of the street that on-street parking is allowed if parking becomes a concern.

**Property Values:** To staff's knowledge there has not been a specific local study completed that would support the belief that constructing bi-attached units next to single family detached homes would lower or raise the property values of surrounding single family detached homes. A Minnesota study was cited in the staff report that compared home sales prices from 11 cities in the neighborhoods surrounding affordable housing before and after the developments were built. The report indicated the change had no affect on property values.

**Architecture:** In response to the public hearing, the applicant submitted a revised architectural character section which includes a list of options addressing siding styles, colors; building materials and roof styles to ensure architectural variety. E.Jensen stated that the developer is taking the responsibility to review plans to make sure at least 3 of the architectural character elements will vary from structure to structure.

Staff recommends approval of the amendment to the Chimney Point PUD.

D.Fliger asked if the Architectural Character page will be an addition to the PUD amendment book and if it is admissible when received after the public hearing. E.Jensen explained that it

will be added to the PUD amendment book. He believes that since it was submitted in response to public comment during the hearing it is admissible; furthermore, the revised amendment will be forwarded to Council for their hearing.

D.Fliger commented that the approved master plan shows that there could have been a considerable number of bi-attached housing, so he believes the realtor and those purchasing homes should have been aware that this development had the potential for bi-attached. He stated that he has concern that the developer plans to sell the lots and not maintain control of the quality of the project. He said he would have preferred the project be maintained by a homeowners association to ensure the long term quality of the project. E.Jensen responded that a homeowners association typically maintains the common space, and in this development of bi-attached, each unit will own the land.

D.Godwin asked if each of the units will be required to have a garage. E.Jensen responded that they are required to have a single or double garage. D.Godwin asked if fences will be allowed in the rear yard. E.Jensen said that they will be allowed per city code, he added that the rear of the lots are encumbered by easements. D.Godwin asked who will review the elevations to ensure that identical homes are not built side by side. E.Jensen stated that they will be reviewed by the developer during the sale of the lot, and since the requirement is part of a PUD, the city will be required to enforce that element as well. D.Godwin stated that the proposal tends to make sense since it is along a corridor, but care needs to be taken in how the corridor looks. He said he wants to make sure the elevation changes are enforced.

L.Voigt asked if the approved elevations are part of the sale of a lot. E.Jensen explained that this is a zoning regulation, part of a PUD document. L.Voigt suggested that there should have been more buffering along NW 18<sup>th</sup> Street required with the initial submittal, however he doesn't see any reason the amendment should not be approved.

T.Ripper said his concern was with the architectural elevations, but believes this is addressed with the additional submittal.

Motion by D.Fliger that the Plan and Zoning Commission recommend City Council approval of the proposed amendment to the Chimney Point PUD and Master Plan including the revised Architectural Character section. Second by D.Godwin. All voted aye. Motion carried 5 – 0.

## **REPORTS**

### **City Council Meeting**

T.Ripper provided a report on the July 19<sup>th</sup> City Council meeting.

### **Director's Report**

J.Peterson reviewed the tentative agenda items for the August 3, 2010 meeting and advised the Commission that a public hearing to consider a voluntary annexation on property owned by Richard and Sharon Harris has been scheduled for August 3<sup>rd</sup>, 2010 at 6:30 pm.

J.Peterson advised the Commission that they are working with the lighting designers for the Prairie Ridge Sports complex on reducing the impact of light shed onto adjacent properties to a level consistent with street lighting.

J.Peterson updated the Commission on the proposed changes to the noise ordinance.

### **Commissioner's Reports**

There were no reports.

### **MISCELLANEOUS ITEM**

S.Lawrence will attend the August 2, 2010 City Council meeting.

### **ADJOURNMENT**

There being no further business, the meeting adjourned at 7:30 pm.

Submitted by Trish Kuhn

Secretary, Plan & Zoning Commission